

PLANNING COMMISSION

ACTION MINUTES

WEDNESDAY, NOVEMBER 5, 2003

Chair Matheson called the meeting to order at 7:00 p.m. at the Twin Pines Senior and Community Center.

1. ROLL CALL:

Present, Commissioners: Mathewson, Parsons, Torre (arrived at 7:05), Dickenson, Long, Frautschi

Absent, Commissioners: Gibson

Present, Staff: Community Development Director Ewing (CDD), City Attorney Savaree (CA), Zoning Technician Froelich, (ZT), Recording Secretary Flores (RS)

2. AGENDA AMENDMENTS: Item 5B. was cancelled. No one came forward to speak on this item.

3. COMMUNITY FORUM: No one came forward to speak.

4. CONSENT CALENDAR:

4A. Revised Minutes of 8/19/03

Approved 5/2 (Torre & Gibson Absent)

4B. Revised Verbatim Minutes of 9/16/03 for 1814 Oak Knoll Drive.

Approved 4/2/1 (Torre & Gibson Absent, Mathewson Recused)

4C. Verbatim Minutes of 10/8/03 for 1814 Oak Knoll Drive

Approved 4/1/1/1 (Mathewson Recused, Gibson Absent, Frautschi Abstained)

4D. Minutes of 10/8/03

Approved 5/1/1 (Frautschi Abstained, Gibson Absent,

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 1570 Winding Way

To consider a Floor Area Exception to add 143 square feet of floor area to the second floor of the 3,774 square foot residence for a total of 3,917 square feet that is above the permitted zoning district maximum of 3,500 square feet for this site. (Appl. No. 03-0077)

APN: 044-123-330; Zoned: R-1B (Single Family Residential)

CEQA Status: Categorical Exemption per Section 15301, Class 1(e)(1)

Applicant/Owner: Robert Carl Vinay

ZT Froelich summarized the Staff Report and was available for questions. The applicant was available for questions.

No one came forward to speak.

MOTION: By Commissioner Torre, seconded by Commissioner Dickenson, to close the public hearing. Motion passed.

Minor discussion among the Planning Commission regarding a letter dated 11/4/03 from Mr. Fritz Schlatter at 1626 Ridge Road.

Chair Mathewson noted that there is no significant building bulk increase. He did not see this as a significant exception, however he noted that he tends not to approve larger Floor Areas than are allowed. C Mathewson stated that he would vote for this on the basis that he can make all of the findings.

C Parsons stated that he can make the findings and will vote in favor of the project.

C Frautschi stated that he would not be voting in favor of this project. He noted that the applicant's FAR is already above the allowed FAR. He felt that in the long run it diminishes and undermines the letter and intent of Belmont's ordinances. He stated that he would not vote for this item due to finding 1.

MOTION: By Commissioner Torre, seconded by Commissioner Long, to adopt the Resolution approving the Floor Area Exception at 1570 Winding Way. Application 2003-0077 with the Conditions as attached.

Ayes: Torre, Long, Dickenson, Parsons, Mathewson

Noes: Frautschi

Absent: Gibson

Motion Passed 5/1/0

Chair Mathewson noted that the item may be appealed to the City Council within ten days.

5B. PUBLIC HEARING – 2700 All View Way

(TO BE CONTINUED TO THE NOVEMBER 18, 2003 PLANNING COMMISSION MEETING)

To consider an appeal of the Community Development Department decision denying a proposed home occupation permit for a dog-boarding business for the subject site.

(Appl. 03-0102)

APN: 043-243-270; Zoned: R-1B (Single Family Residential)

CEQA Status: Statutory Exemption per Section 15268

Appellant: Mary Fang

Owner: Richard Webb

5C. PUBLIC HEARING – 1070/1080 Kedith Street

To consider Design Review to add a 918 square foot second story addition to the existing 2,048 square foot two-unit dwelling for a total of 2,966 square feet that is below the zoning district permitted 3,219 square feet for this site. (Appl. 03-0071)

APN: 040-343-070; Zoned: R-2 (Duplex Residential District)

CEQA Status: Categorical Exemption per Section 15301, Class 1(e)(1)

Applicant/Owner(s): Dawn and Keith McDaniel

CDD Ewing summarized the staff report and was available for questions.

C Frautschi questioned if the storage area indicated, was an actual building or storage area? He asked if it was part of the building attached to the garage and inquired about square feet considerations.

CDD stated that the applicant would need to identify the nature of it. He stated that if it was enclosed storage area the square footage would count – if was not enclosed, like a porch or a patio, then it would not count as floor area.

C Parsons noted for the record that the footprint does extend over an area that is a paved patio in the rear and that paved patio would open on one side, so it would not count as FAR.

Applicant, Keith McDaniel confirmed that the storage shed was used as a tool shed. He stated that it did have a door with a fiberglass roof and that it was not attached to the house. He stated that it was on a slope, the highest point being 7 ½ feet, the lowest point 7 feet. Dimensions were approximately 3 ft x 7ft. He mentioned that he did consider removing it.

CDD Ewing noted that the project was 250 square feet below the maximum and that it sounded like he was in the range of 20–25 square feet.

C Frautschi stated he did not think it would make a difference, but that he did want it noted in the record.

CDD Ewing stated that the addition to add the 20-22 square feet would be reflected in the minutes.

MOTION: By C Frautschi seconded by C Torre to close the Public Hearing. Motion Passed

C Frautschi recommended that a tree be planted in the front yard.

CDD Ewing stated the Commission could add it as a condition of approval.

MOTION: By C Long seconded by C Frautschi to approve the project at 1070/1080 Kedith as described with conditions as stated along with one additional condition to add a 15-gallon street tree of the homeowner's choice to be located in the front yard.

Ayes: Long, Frautschi, Dickenson, Torre, Parsons, Mathewson

Noes: None

Absent: Gibson

Motion Passed 6/0/1

CDD Ewing noted that staff would not bring a resolution back to the Commission.

Chair Mathewson noted that this item can be appealed to the City Council within 10 days.

6. REPORTS, STUDIES, UPDATES AND COMMENTS

CDD Ewing noted the ground breaking for the City Hall Remodel would be held on Wednesday, November 12th at 1:00 pm. He stated that construction would take approximately 14 months.

C Frautschi noted that the Safeway garage was repaired, C Parsons noted that the clock was repaired as well. C Frautschi asked if Safeway or whoever was responsible could repair the sign to correct the spelling of Belmont. CDD Ewing noted that the Public Works or The Parks Department would be working on it.

Chair Mathewson mentioned that there would be a luncheon on Thursday, November 13 from 11:30 – 1:30 at the Vans Restaurant. The speaker would be Dan Abrahams, the developer for 4th Street in Berkeley. He strongly encouraged the Commission to attend.

C Frautschi noted Ana Eshoo would be at the Nesbit School on Saturday at 10:00 – 11:30 am.

Chair Mathewson noted that the Fire Station was having their ribbon cutting ceremony on November 18th at 5:00 pm.

Chair Mathewson commented that since this was his last meeting, he wanted to say that he has enjoyed his time on the Planning Commission and thanked Staff for their help over the years.

C Frautschi thanked Chair Mathewson for his help & assistance.

7. ADJOURNMENT:

The meeting adjourned at 8:00 p.m. to a regular meeting on November 18, 2003 at 7:00 p.m. at Twin Pines Senior and Community Center.

Craig A. Ewing, AICP

Planning Commission Secretary

Audiotapes of Planning Commission Meetings are available for review

in the Community Development Department

Please call (650) 595-7416 to schedule an appointment